

Minutes of the Independence City Commission's March 29, 2016 Workshop

The Independence City Commission met on March 29, 2016 at 8:00am in the Veterans Room at Memorial Hall. Mayor Gary Hogsett, Commissioner Leonhard Caflisch, and Commissioner Fred Meier were present. Others present included:

City Staff

Micky Webb, City Manager
Jeff Chubb, City Attorney
Dave Cowan, Public Safety Director
Kelly Passauer, Assistant City Manager
Jennifer Rutledge, Director of Finance/City Clerk
Mike Passauer, Public Works Director

Visitors

Charlotte Caflisch
Andy Taylor
Larry McHugh
Amanda Williams

Call to Order

The workshop was called to order by Mayor Gary Hogsett.

Discussion:

Mayor Hogsett opened the workshop.

Commissioner Caflisch questioned whether this was a workshop or a special meeting, as the notification went out as a special meeting with an action item, but no action can be taken at a workshop.

Mayor Hogsett clarified that he simply wanted a workshop to discuss how to fund various street projects.

The City Clerk presented the projects being considered (please see attachment), the amount of money left in from the 2015-A Bond money for street projects, and possible funding sources for street improvements.

The City Manager discussed the City's options to refund the 2010 bond issue, refund and issue new debt in one bond transaction, or to refund now and issue new bonds later. He reminded the Commission that interest rates are at historic lows and this is the time to finance projects while money is cheap.

Mayor Hogsett asked about the price of asphalt. Mike Passauer thought that current prices were about \$50 per ton and 2 years ago, the prices was over \$100/ton. Mayor Hogsett reminded the Commission that the low oil prices will also not last forever.

The Commission discussed the Peter Pan Geometric Project. Fred Meier told the Commission that he does not want to 'kick the can down the road' as has been done in the past with projects in Independence. The Commission also discussed the KDOT funding vs. City Funding and wondered with the \$650,000 from the state being well below 75% of the total cost, could we get more money from the state, or can we scale the project back to make the numbers 75-25 as they should be.

Mayor Hogsett asked if Maple Street was eligible for state funds to help with the work.

Mike Passauer responded that Maple Street would be on the City's expense.

The Commission also discussed the repair work to be done at Laurel and Penn due to the contractor that severed the water line. The current estimate is \$525,000, but the City Manager made it clear that he believes that is a low number and once you get under the asphalt, the City may find the damage to be more extensive than currently assessed.

Commissioner Caflisch urged the City to get Kansas Fiber Network to pay for the repairs and get them done as soon as possible.

The City Attorney told the Commission that there are three ways to go about this;

1. A cash settlement
2. Kansas Fiber Network makes the repairs using the City Engineers and overseen by the City.
3. The City makes the repairs and is reimbursed by Kansas Fiber Network, including interest and any legal fees.

The Commission was clear that they are not willing to consider a cash settlement due to the unknown extent of the damage.

Mayor Hogsett explained that he felt that the Peter Pan Geometric project needs to be delayed. Commission Meier said that he is in agreement. Commission Caflisch feels like that project needs to be done with the expected development coming on Peter Pan Road.

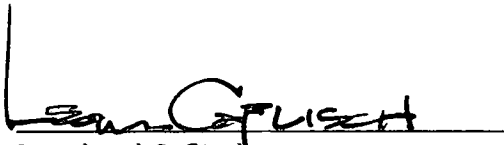
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Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Meier, the meeting was adjourned at 9:00am.

Yea: Caflisch, Meier, Hogsett


Nay: none


Leonhard Caflisch,


Gary Hogsett,


Fred Meier,

Attest:


Jennifer D. Rutledge
Director of Finance/City Clerk

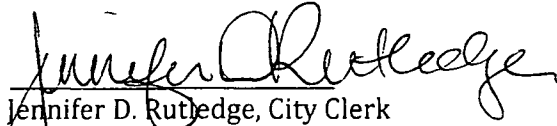
**NOTICE OF SPECIAL MEETING TO THE BOARD OF COMMISSIONERS OF THE
CITY OF INDEPENDENCE, KANSAS**

Notice is hereby given that a special meeting of the board of commissioners of the City of Independence, Kansas, will be held at Memorial Hall, Penn and Chestnut, Independence, Kansas, at 8:00am, on March 29, 2016 for the following purpose (s):

Item for Commission Action:

- a. Consider bond refinancing and new project financing for 2016 [CITIZENS].**

Date: March 25, 2016


Jennifer D. Rutledge, City Clerk

CERTIFICATE OF SERVICE OF NOTICE

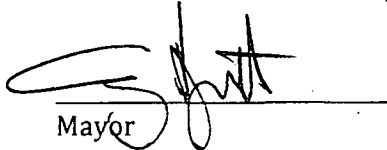
I, Jennifer D. Rutledge, the duly appointed, qualified and acting City Clerk of the City of Independence, do hereby certify that on this 25th day of March, 2016, I served a true copy of the Notice of Special Meeting on each and every member of the Board of Commissioners of the City of Independence in the manner provided by law.

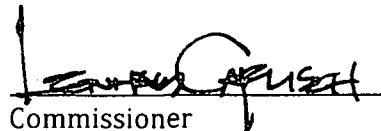
Date: March 25, 2016


Jennifer D. Rutledge, City Clerk

WAIVER OF REGULAR NOTICE OF AND CONSENT TO SPECIAL MEETING

We, the undersigned members of the Board of Commissioners of the City of Independence do hereby accept service of the notice of special meeting waiving any and all irregularities in such service and in such notice and consent and agree that the said members of said Board of Commissioners shall meet at the time and place named in such notice and for the purpose stated therein.


Mayor


Commissioner


Commissioner

PROPOSED PROJECTS

Project	Estimated Project Cost	Funding Source	Budget Source	Estimated Budget Impact
Peter Pan Geometric	755,970.67	\$555,970.67 new bonds	Economic Development Fund	100,000 annually - ED
		\$200,000 from 2015-A	2015-A Bond Proceeds	200,000.00
Laurel & Penn Repair	525,000.00			
Maple Street	384,000.00	Bonds	Special Use Sales Tax Fund - Streets	68,800 annually
5th Street	180,000.00	Bonds	Special Use Sales Tax Fund - Streets	32,000 annually
US 160 (Walgreens)	336,000.00	Bonds	Special Use Sales Tax Fund - Streets	56,200 annually
Total	2,180,970.67			257,000.00

2015 -A BOND STREET PROJECTS

Project	Bonded Amount	Construction Costs	Other Costs	Variance
KLINK - US 160	\$350,630.00	\$299,486.28	\$63,109.00	(\$11,965.28)
KLINK - US 75 Oak to Morningside	\$600,179.00	\$321,262.39	\$63,109.00	\$215,807.61
Total	\$950,809.00	\$620,748.67	\$126,218.00	\$203,842.33

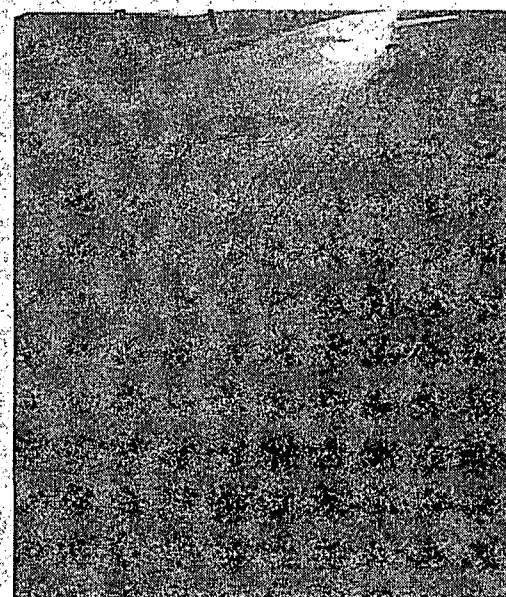
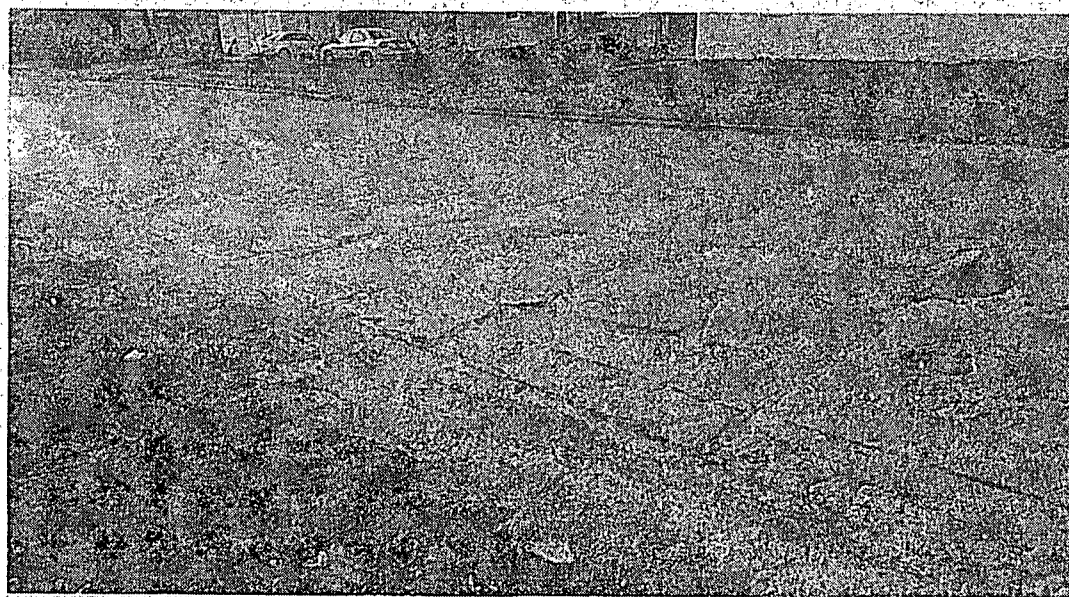
POSSIBLE FUNDING SOURCES

Source	Amount
Federal Exchange Funds	\$362,753.00
Special Use Sales Tax (Estimate)	\$817,465.05
2015-A Bonds Overage	\$203,842.33
Total	\$1,384,060.38

CASH FLOW - SPECIAL USE SALES TAX - 1% - 2015

	Spec Use	25%	25%	25%	25%
	Sales Tax	Debt Payment/	Building/	Street/	
\$3,445,315.62	Revenue	Mill Levy	Facility	Sidewalk	ADA
	Fund # 17	Support	Improvements	Improvements	Improvements
Beg Cash, Dec 31, 2015		0.00	1,345,568.81	844,163.63	906,716.26
January 2015	155,458.04	38,864.51	38,864.51	38,864.51	38,864.51
Transfer		(38,864.51)			
American Boiler - Repairs			(4,690.13)		
Transystems - W Main Striping				(1,418.00)	
Transystems - ADA Ramps					(1,246.00)
February 2015	178,180.42	44,545.11	44,545.11	44,545.10	44,545.10
Transfer		(44,545.11)			
Mission Construction					(6,687.22)
March 2015	150,239.24	37,559.81	37,559.81	37,559.81	37,559.81
Transfer		(37,559.81)			
Total		(0.00)	1,461,848.11	963,715.05	1,019,752.46
				TOTAL	\$3,445,315.62
Estimated 2016 Income To Be Received (\$155,000 per month for 9 months)	1,395,000.00	348,750.00	348,750.00	348,750.00	348,750.00
FUNDS COMMITTED, NOT YET SPENT					
Steven's Building			(36,000.00)		
Shulthis Stadium ADA Improvements					(150,000.00)
Train Canopy			(152,000.00)		
Westar Electric - Park			(15,000.00)		
Grant Match - sidewalks				(40,000.00)	
City Hall Electrical - Estimate			(480,000.00)		
City Hall Roof - Estimate			(137,000.00)		
City Hall Drainage & Access - Estimate			(190,000.00)		
City Hall Tower - Estimate			(207,000.00)		
Park Projects			(13,500.00)		
Park - Perimeter Fence Repairs			(35,000.00)		
Airport			(125,000.00)		
City Roof Repairs			(229,000.00)		
Airport Hangar Taxilanes			(142,200.00)		
Park - Drinking Fountains			(1,500.00)		
Park - Golf Greens			(3,000.00)		
Reserve for 2016 Bond Payments				(365,000.00)	(300,000.00)
Reserve for 2017 Bond Payments				(90,000.00)	
Estimated Balance December 31, 2016		348,750.00	44,398.11	817,465.05	918,502.46

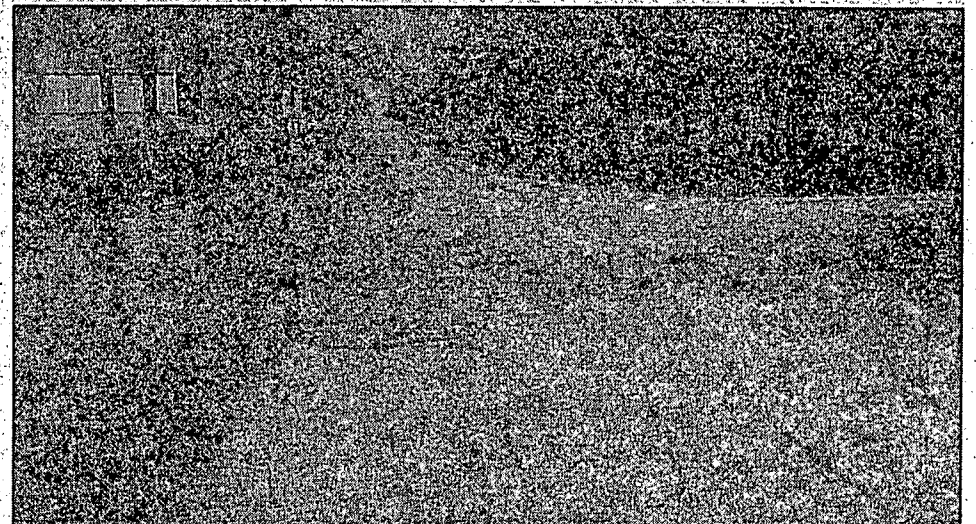
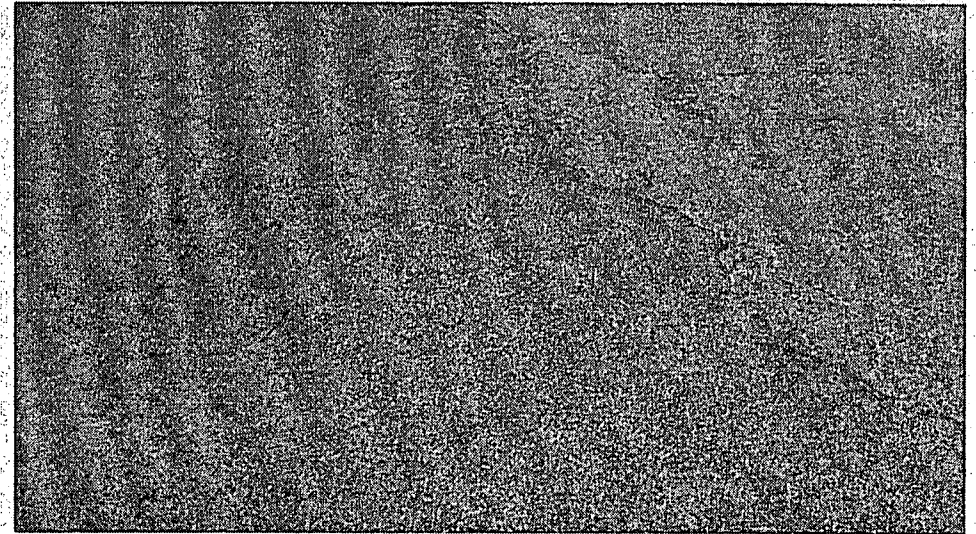
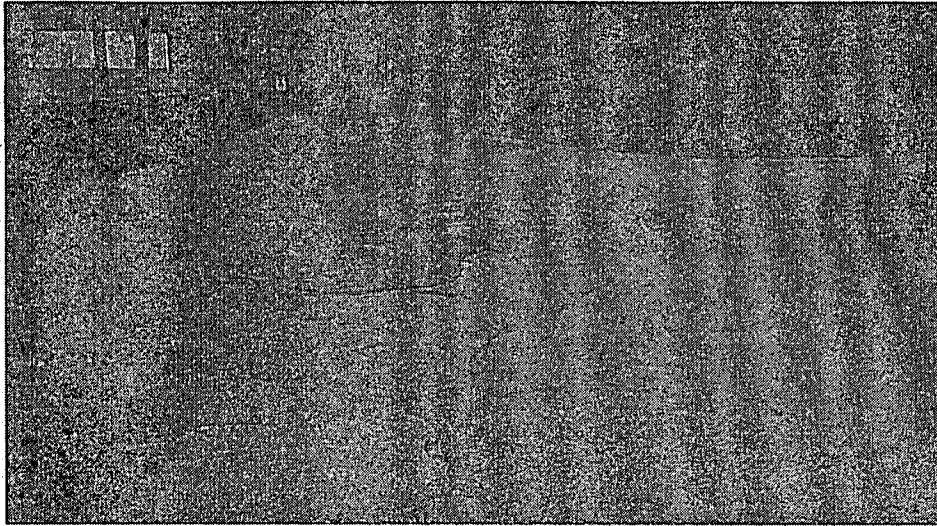
West Maple



West Main



5th Street




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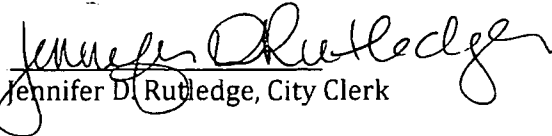
Date: March 25, 2016


Jennifer D. Rutledge, City Clerk

CERTIFICATE OF SERVICE OF NOTICE

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Mayor

Commissioner

Commissioner

Attendance Sheet
Independence City Commission Meeting
March 29, 2016

PLEASE PRINT

	Name	Address
1	Larry McHugh	3625 CR 4300 Indep.
2	Charlotte Caffrich	600 S. 5th
3	Amenda	Reporter
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